046.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,098,500 /	1,098,500
					USE VALUE:	1,098,500 /	1,098,500
					ASSESSED:	1,098,500 /	1,098,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERREZE MATTHEW &
Owner 2:	SUSSMAN SARA
Owner 3:	
Street 1:	64 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TENORIO EDITHA V/ETAL -
Owner 2:	BEAVERS WILLET I JR -
Street 1:	64 FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,211 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Wood Shingle Exterior and 3667 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 17 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7211.000	589,400		509,100	1,098,500
Total Card	0.166	589,400		509,100	1,098,500
Total Parcel	0.166	589,400		509,100	1,098,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.55 | /Parcel: 299.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32823
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	589,400	0	7,211.	509,100	1,098,500	1,098,500	Year End Roll	12/18/2019
2019	104	FV	505,300	0	7,211.	540,900	1,046,200	1,046,200	Year End Roll	1/3/2019
2018	104	FV	505,300	0	7,211.	394,500	899,800	899,800	Year End Roll	12/20/2017
2017	104	FV	473,500	0	7,211.	343,600	817,100	817,100	Year End Roll	1/3/2017
2016	104	FV	473,500	0	7,211.	292,700	766,200	766,200	Year End	1/4/2016
2015	104	FV	394,200	0	7,211.	286,300	680,500	680,500	Year End Roll	12/11/2014
2014	104	FV	394,200	0	7,211.	235,400	629,600	629,600	Year End Roll	12/16/2013
2013	104	FV	410,000	0	7,211.	224,000	634,000	634,000		12/13/2012

!3919!

PRINT

Date	Time
12/10/20	19:02:41

LAST REV

Date	Time
04/09/19	15:11:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3919

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TENORIO EDITHA	57899-351		11/18/2011		680,000	No	No		
LEARY PAUL F &	25255-219		3/30/1995		282,500	No	No		Y

USER DEFINED

Prior Id # 1:	32823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2014	357	Re-Roof	13,700					
6/1/2009	411	Re-Roof	12,400					
4/28/1997	186		7,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
2/18/2012	MLS	EMK	Ellen K
1/9/2009	Meas/Inspect	336	PATRIOT
3/28/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7211		Sq. Ft.	Site		0	80.	0.88	1									509,062						509,100	

Total AC/HA:	0.16554	Total SF/SM:	7211	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	509,062	Spl Credit		Total:	509,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.89952469
Const Adj.:	0.99989998
Adj $ / SQ:	125.921
Other Features:	152500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724032
Depreciation:	134670
Depreciated Total:	589362

COMMENTS

TOILET ON FFL SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 17			BRs: 8				Baths: 2		HB 2		

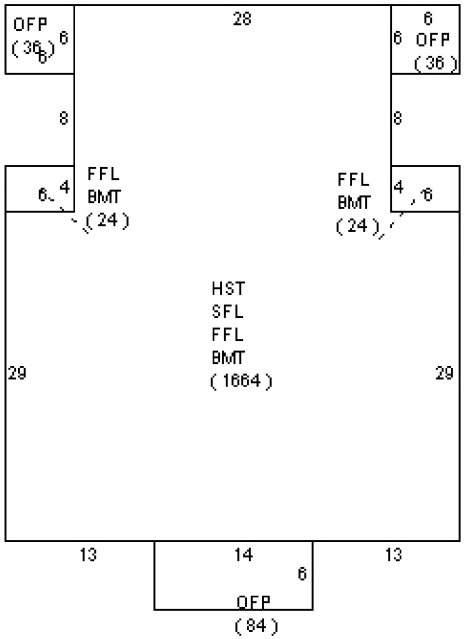
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
1	8	4	
Totals			
2	17	8	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,712	37.780	64,673
FFL	First Floor	1,712	125.920	215,577
SFL	Second Floor	1,664	125.920	209,532
HST	Half Story	832	93.180	77,527
OFP	Open Porch	156	27.070	4,224

Net Sketched Area:	6,076			Total:	571,533
Size Ad	4208	Gross Are	6908	FinArea	3667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.92
Special Features:	0	Val/Su Net:	97.00
Final Total:	589400	Val/Su SzAd	140.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	